

THE ALBERTA MUNICIPAL



Counselor

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EDMONTON, ALBERTA

June-July, 1967

HON. E.H. GERHART NOW HEADS DMA

ASSUMED PORTFOLIO JUNE 29

... HON. A. J. HOOKE TAKES OVER AT WELFARE

New Minister of Municipal Affairs is the Honourable E. H. Gerhart, member for Edmonton North West. His appointment dates from June 29. He succeeds the Honourable A. J. Hooke who now assumes the Public Welfare portfolio.

The Honourable Edgar Henry Gerhart is a native son of Alberta. He was born at Drumheller on December 18, 1923. His father, the late Clarence Edgar Gerhart was of United Empire Loyalist stock and served as Minister of Municipal Affairs during a lengthy political career in Alberta government service.

Educated at Coronation and at the University of Alberta, the new Minister has a B. Sc in Pharmacy (1948) and LL. B in Law (1960). He was first elected to the Alberta Legislature in the general election of August 5, 1952 and then re-elected in each of the 1955, 1959 and 1963 general elections.

After a romance dating back to teenage school days in Coronation, Mr. Gerhart married Margaret Frieda Tiffen of Forestburg and Coronation on March 4, 1944. The Gerharts live in North West Edmonton and have five children, three sons and two daughters. Elder son, George Edgar, is serving with the Princess Patricia's Canadian Light Infantry in Germany and daughter Mary Madelene is attending the University of Alberta.



The Honourable Edgar H. GERHART (right) takes his oath of office as Minister of Municipal Affairs on June 29, 1967, before the Honourable Dr. J.W. Grant MacEwan, Lieutenant Governor of Alberta.

BILL 50 GENERATES INTEREST AT BANFF COURSES

Improved attendance and keener participation marked all the sessions at the twenty-ninth Annual Refresher Course in Municipal Administration at Banff June 7-10.

Del McQueen Testimonial:

Del McQueen of Vulcan was honoured at a testimonial dinner on the evening before the Course. Long-time colleagues in his rural secretary-treasurer's association and members of the Department of Municipal Affairs gathered and gave tribute to Del and his good works. Mr. McQueen retires this year after 41 years in the municipal administrations of his Vulcan County area.

Karl Fleming - Honorary Life Member:

Urban Secretary-Treasurers, at an afternoon meeting of their own, presented Karl Fleming of Municipal Supplies with an honorary life membership in their association. This marked Karl's 37th and last year of active association with municipal secretary-treasurers. Mr. Fleming retired at the end of June.

The conference started Thursday morning with John Skuba, County of Smoky Lake, presiding. Mr. C. Doan delivered greetings from the Association of Municipal Districts and Counties. Departmental greetings were given by Mr. A.W. Morrison, Deputy Minister and J. Mulloy, Conference Supervisor, expressed best wishes (to page 8)



DEL McQUEEN

ASSESSMENT BRANCH BUILDS NEW FIELD ORGANIZATION

A recent policy decision in the Department of Municipal Affairs has placed all Improvement District assessment under the control of the Assessment Branch of the Department. This involves the transfer of 21 assessors from the Field Service Branch and relieves the 12 Improvement District Inspectors from assessment duties allowing them to devote full time to their administrative duties.

The new policy will also have the advantage of placing all Departmental assessor personnel under one authority and is thereby expected to assist in the recruitment, training and placement of assessors.

In keeping with these increased obligations, the Assessment Branch is planning a program of decentralization that will see the province divided into 13 new assessment districts and the (to page 8)

NEW POPULATION FIGURES PAGE 6

QUOTES and PHRASES



- o Earl Grey

**NEW PERCENTAGES ARE IN USE
TO VALUE IMPROVEMENTS**

The new percentages are set out as follows in Order-in-Council 1404/67 dated July 19.

municipality.

These percentages have been prescribed because the new 1967 Municipal Taxation Act provides that each improvement shall be assessed at such percentage of its fair actual value as may be ordered by the Lieutenant Governor in Council.

Do not do unto another as you would have him do unto you as his tastes may be different.

PAGE . . .

THE CHANGING SCENE

Athabasca Secretary-Treasurer . . . R. A. Wilkinson

Foothills	Reeve	M.A. Miller, High River
Provost	Secretary-Treasurer	J.A. Johnson
Flagstaff	Secretary-Treasurer	W.J. Leskiw
Stony Plain	Reeve	R. Zander, Tomahawk

Athabasca	Mayor	A. G. Osment
Canmore	Secretary-Treasurer	P. Sisson
Coleman	Secretary-Treasurer	C. D. Noble
Grand Centre	Mayor	R. G. Robinson
Hinton	A/Secretary-Treasurer	Mrs. E. L. McLeod
Magroth	Secretary-Treasurer	H. C. Poulsen
Peace River	Secretary-Treasurer	T. A. Collister
Picture Butte	Secretary-Treasurer	H. Moriyama
Rainbow Lake	Secretary-Treasurer	J. B. Gee
Redwater	10259 - 105 Street, Edmonton	
Rocky Mountain House	Secretary-Treasurer	Mrs. M. R. Cook
St. Albert	Secretary-Treasurer	N. W. Swainger
Staveland	Secretary-Treasurer	J. M. Fleming
Stavely	Mayor	T. Malchow

Fox Creek Administrator O. Ritter

Beiseker	Secretary-Treasurer	Mrs. P. Tetzel
Berwyn	Secretary-Treasurer	C. C. Williams
Blackfalds	Secretary-Treasurer	H. W. Fisher
Cayley	Secretary-Treasurer	Mrs. D. Preston
Craigmyle	Secretary-Treasurer	Mrs. I. Branum
Derwent	Secretary-Treasurer	Mrs. H. Mudryk
Eaglesham	Mayor	T. Lessard
	Secretary-Treasurer	F. O. Gaboury
Empress	Secretary-Treasurer	G. J. Turner
Heisler	Secretary-Treasurer	J. Schulte
Mannville	Secretary-Treasurer	Mrs. D. J. Johnson
Milo	Secretary-Treasurer	Mrs. B. A. Dickhaut
Onoway	Secretary-Treasurer	D. McKellar
Veteran	Secretary-Treasurer	Mrs. J. Goldthorpe
Wembley	Mayor	W. Rautenstrauch
	Secretary-Treasurer	D. Chambers
Wildwood	Secretary-Treasurer	Mrs. H. E. Hill

Alberta Beach	Administrator	J.R. Anderson
.	7748 - 77 Avenue, Edmonton
.	Secretary-Treasurer	Mrs. M. Dowdell
Argentia Beach	Mayor	W. Seredell
.	6512 - 132 Street, Edmonton
Edmonton Beach	Secretary-Treasurer	C.D. Denney
.	216, 8631 - 109 Street, Edmonton
Grandview	Mayor	P. Krueger
.	826 - 18 Avenue N.W., Calgary
.	Secretary-Treasurer	R.C. Delamater
.	10806 - 123 Street, Edmonton
Itaska Beach	Secretary-Treasurer	C.D. Denney
.	216, 8631 - 109 Street, Edmonton
Nakamun Park	Secretary-Treasurer	C.D. Denney
.	216, 8631 - 109 Street, Edmonton
Poplar Bay	Mayor	J.G. Trude
.	5307 - 95 Avenue, Edmonton
Ross Haven	Secretary-Treasurer	W.D. Tate
.	7703 - 75 Avenue, Edmonton
Silver Beach	Secretary-Treasurer	C.D. Denney
.	216, 8631 - 109 Street, Edmonton

THE ALBERTA MUNICIPAL COUNSELLOR
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The Alberta Municipal Counsellor
Department of Municipal Affairs
Edmonton, Alberta



First meeting at Banff of some of the 1967-68 Executive of the URBAN SECRETARY-TREASURERS ASSOCIATION: (L to R) W. Bell of Leduc, retiring President and new Secretary-Treasurer; J. Clark of Fort Saskatchewan, Vice-President; W. Jones of Raymond, President; T. Collier of Peace River, Director; Garnet Burnstad (obstructed view) of Ryley, Director; W. Johansson of Drayton Valley, Director and B. Bawol of Lacombe, Director.

COMING EVENTS

Sept.

- 1 Opening of Centennial Building Edmonton
7 Official Opening of New Facilities Fort McMurray
11-14 International Association of Assessing
Officers Convention Toronto

- 13-15 B.C. Assessors Conference Dawson Creek

Oct.

- 7 Alberta Day At Expo

- 23-26 Community Planning Association of Canada,
Western Regional Planning Conference Regina

- 25-27 Alberta Hospitals Association Convention Edmonton

Nov.

- 1-3 4th National Northern
Development Conference Edmonton

- 1-3 Alberta Urban Municipalities
Association Convention Calgary

- 5-8 Alberta School Trustees Association
Convention Edmonton

- 14-17 Alberta Association of Municipal Districts
and Counties Convention Edmonton

- 22-24 Civil Service Association of
Alberta Convention Edmonton

OTTAWA - The Community Planning Association of Canada will hold its Centennial year National Planning Conference from October 8 to 11. The Association will assess the many projects undertaken throughout the country.

* * * *

Canada's 204 urban municipalities with populations over 10,000 (1961 census) employed some 120,000 persons in their departmental services (excluding municipal enterprises, school boards and municipally-owned hospitals) at the end of December, 1966. Payrolls for the last quarter of 1966 amounted to \$155,409,000.

THIS MONTH

HON. E.H. GERHART NOW HEADS DMA	
Hon. A.J. Hooke takes over at Welfare	1
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SECRETARY'S CALENDAR



FOR

AUGUST						
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Municipal District Act

5th - Secretary-treasurer shall prepare a statement of monies received and their disposition, submit to council at next meeting and enter a copy in the minutes. Sec. 61(1)(v).

August 1 - Second third of the School Foundation Program Fund requisition due to Department of Education. Sec. 304a. School Act.

Town and Village Act

15th - Secretary-treasurer shall prepare a statement of monies received and their disposition, submit to council at next meeting and enter a copy in the minutes. Sec. 67(1)(f).

August 1 - Second third of the School Foundation Program Fund requisition due to Department of Education. Sec. 304a. School Act.

August 10 - Enumerator shall submit his list to the secretary-treasurer on or before this date. Sec. 112.

August 15 - Secretary-treasurer shall prepare, certify and post in his office, a copy of the voters list on or before this date. Sec.'s 113 and 115.

August 16 - Notice of completion of the voters list must be posted in at least six places on or before this date. Sec. 116.

Note: Application for change or addition of names on the voters list must be received by the secretary-treasurer prior to September 6. Sec. 120.

Municipal Taxation Act

August 31 - The council of a town, village, municipal district or county may pass a by-law on or before this date to authorize the assessor to use the current years assessment for the next following year. Sec.'s 22 and 24.

Crown Property Municipal Grants Act

Each municipality is reminded to make application for grants in lieu of taxes on Crown properties as set out in the above noted act.

Tax Recovery Act

August 1 - Not later than August 1st the Land Titles Office shall notify registered owners etc. of any caveat. Sec. 7. E. J. B.

SEPTEMBER						
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

AND FOR

Municipal District Act

5th - Secretary-treasurer shall prepare a statement of monies received and their disposition, submit to council at next meeting and enter a copy in the minutes. Sec. 61(1)(v).

Sept. 1 - Second third of Hospital Benefits Plan requisition due to Department of Municipal Affairs. Sec. 50. Alberta Hospitals Act.

Sept. 15 - Prior to this date the council shall provide for holding a nomination meeting on the first Saturday in November. Sec. 96(1).

Town and Village Act

15th - Secretary-treasurer shall prepare a statement of monies received and their disposition, submit to council at next meeting and enter a copy in the minutes. Sec. 67(1)(f).

Sept. 2 - Summer Village councillors assume office the first Saturday in September at 7:30 p.m. Sec. 23(4)(c).

Sept. 2 - Auditor is to be appointed at the first meeting of the summer village. Sec. 23(4)(e).

Sept. 10 - Post list of names to be added to voters list on or before this date. Sec. 121(1).

Sept. 13 - Appoint a returning officer prior to this date. Sec. 127(1).

Municipal Taxation Act

Sept. 15 - Third quarter of the supplementary school requisition due. Sec. 136(2).

The secretary-treasurer shall mail tax notices and also notification of estimated assistance by the Province to all ratepayers. Sec.'s 102 and 103. E. J. B.

"In its simplest terms, what to do is policy making, while how to do it is administration."

* * * *



HOUSING PROGRAMMES

WITHIN **ALBERTA'S HOUSING ACT**

• PUBLIC • CO-OPERATIVE • STUDENT • STAFF • MIGRATORY • LAND ASSEMBLY • URBAN RENEWAL

An Address at the Banff Courses in Municipal Administration, June 1967, by BOHDAN. ORYSIUK, Acting Secretary, A.H.U.R.C.

My remarks are directed at the Alberta Housing Act and the provisions within it, with specific reference to the housing programmes. In addition to the foregoing, I would also like to comment on housing generally as we've found in investigations of need for certain types of housing throughout the Province that one cannot look on one form of accommodation in isolation without relating it to the total scene. I also feel the experience we've gained to date together with the information we have compiled will be of definite interest to you.

The Alberta Housing Act is only two years old as it was assented to in the Legislature on April 12, 1965. Its prime function is to complement the National Housing Act by acting as an enabling instrument to permit the Province and its municipalities, either individually or in partnership, to undertake programmes of public housing and co-operative housing. The Alberta Housing Act intends that these programmes supplement the efforts of the private building industry in providing good housing to a broader range of people in lower income groups. An amendment this year adds several other types of housing such as student housing, provincial staff housing, and housing for migratory workers.

Land assembly programmes and urban renewal studies and schemes are also provided for in the Act. From an administrative standpoint, the amendments to the Act also made provision for the establishment of a corporation called the Alberta Housing and Urban Renewal Corporation (AHURC) which would carry out any of the duties and functions provided for by the Act and in addition such other functions related to any Provincial programme of housing as may be assigned to it by the Lieutenant-Governor-in-Council. This Corporation has now been established and has been vested with the responsibility of administering and carrying out all the programmes under the Alberta Housing Act. The affairs of the Corporation are conducted by a Board of six Directors: Mr. A.W. Morrison, Deputy Minister of Municipal Affairs - Chairman; Mr. F.G. Stewart, Deputy Provincial Treasurer - Vice Chairman; and Mr. J.E. Hart, Deputy Attorney General; Mr. J.E. Oberholtzer, Deputy Minister of Industry and Development; Mr. S.E. Kenworthy, Deputy Minister of Public Works; and Mr. V.A. Wood, Deputy Minister of Lands and Forests, as members. In effect, the Corporation will be receiving applications from municipalities and effecting the specific programmes.

The types of housing programmes available under the Act can be categorized into three general groups.

- **Low Income (Public Housing, Building Co-operatives, Migratory).** The first is directly oriented towards the provision of housing for a group of people in the lower third of the income level and includes public housing, co-operative housing and housing for migratory workers.

- **Students (other than University).** The second group deals with a specific form of housing accommodation intended to accommodate students at provincial educational institutions other than universities.

- **Government Staff (Provincial).** The third derives its identification from being general housing for provincial government staff.

PUBLIC HOUSING

Some of you are familiar with the provision that public housing is intended to provide housing accommodation for low-income families and individuals who cannot, because of their income, obtain adequate accommodation for their needs at the market rate in the area in which they live. It is not intended for welfare recipients. Housing developments of this nature may consist of single detached units, duplexes, rowhousing or apartments for families or hostel or dormitory accommodation for individuals. Public housing can be produced by two methods.

- **A Partnership:** One method is through a partnership arrangement where the financial assistance is available on the following basis: a 75% contribution from the Federal Government, a 15% contribution from the Provincial Government, leaving 10% to be borne by the municipality.

These contributions are toward the capital cost of land and buildings as well as toward the subsidy and operating losses on the same percentage basis. Total costs may be amortized over a period of fifty years.

The procedure for obtaining approval and financial assistance is by application from the municipality to the Alberta Housing and Urban Renewal Corporation. The application takes the form of a resolution of council and requests approval to investigate the need for a project of public housing. Our office will then endeavour to join with the municipality in carrying out the investigation. This would be a survey of both the need and demand. It would include an examination of the condition of existing housing accommodations, the rent structure, the incomes of the persons and it would determine whether the people would be interested in renting if the accommodation was provided. After analyzing the findings of the survey and examining the land costs and the possible sites on the basis of the analysis, the Alberta Housing and Urban Renewal Corporation will make a recommendation to the three levels of government.

Should the recommendation indicate a need for a project and an agreement of the Provincial and Federal Governments result in a project being built via the partnership method, the project, on completion, would be turned over to a Local Housing Authority for administration. This Authority is established by an Order-in-Council and is usually made up of five citizens of the community who are charged in effect, with the management and rentals. It receives applications for the accommodation and allots the units on a point system of need. The rents for the units are based on a rental scale which requires the tenants to pay a certain percentage of their income towards the rent. The percentage ranges from 25% at the bottom of the scale to 31.3% at the top, related to the concept that as the income increases, so does the percentage payable for rent. The rents received, however, are not sufficient to amortize the cost of the unit, so a subsidy is provided. The subsidy for each unit is shared on the same initial basis - 75% Federal, 15% Provincial and 10% municipality. The project also pays full taxes to the municipality.

- **A Loan:** The other method of producing public housing is by a loan being made to a municipality by the Federal Government of 90% of the total cost of the land and buildings. The procedure for obtaining the loan is the same as in the first method. An application must come forward to the Alberta Housing and Urban Renewal Corporation and an investigation must be carried out to illustrate a need and demand. The term of the loan is fifteen years on the land and fifty years on the buildings or the useful life of the buildings.

The administration of this type of project would rest with the municipality; hence no housing authority would be required.

The subsidy in the rents would be related to the same rental scale but would amount to a 50% contribution from the Federal Government and a 15% contribution from the Provincial Government, leaving 35% of the subsidy to be borne by the municipality.

Another difference, of course, is that the municipality would own the project in question, whereas, in the first method, I described, the municipality would only be a partner with the senior governments. There are distinct advantages to the latter method which I will comment on later.

Both public housing methods only provide rental accommodation and the initiative for such projects always rests with the municipality.

CO-OPERATIVE HOUSING

The other type of housing provided for under the Act for persons of a similar category is co-operative housing. This is done through a building co-operative and is to provide housing accommodation for sale to low income owner occupants in which a substantial portion of equity is in the form of owner labour. The cost sharing arrangement for a co-operative is on the basis of a 75% Federal contribution and 25% Provincial. I might add that we haven't had any reaction from any area in Alberta requesting this assistance.

The procedure for obtaining financial assistance is by application from authorized signing officers as a building co-operative to the Alberta Housing and Urban Renewal Corporation. (AHURC).

For either the public housing or co-operative programmes we would very much appreciate being afforded the opportunity of meeting with any interested parties and discussing the subjects with them in greater detail before formal applications are made.

Provision of housing for migratory workers is provided for in the

legislation; however, a specific programme has not yet been established. This is a completely new approach which will require considerable consideration before being implemented.

STUDENT HOUSING

The second category of housing which I previously mentioned is student housing. The responsibility of effecting this specific programme rests with the Province with the development being contingent on the demands being placed on the Province for the accommodation. The intent of this legislative provision is, of course, to utilize Federal funds to provide for construction of the accommodation.

GOVERNMENT STAFF

The third category is the provision of provincial government staff housing. This is similar to student housing in that it is a Provincial Government responsibility to effect the provision of the accommodation. My main reason for mentioning the latter two categories is to illustrate the degree of latitude and diversity in the programmes and large amount of involvement by the Province in the different types of housing under the Act.

Land Assembly

A land assembly programme is, of course, not housing but is directly related to housing and should also be defined. Land assembly is the development of raw land for housing purposes. It is aimed at providing serviced land for sale in municipalities where a lack of services is hampering development. It includes acquisition of land, the related planning, surveying and engineering, installation of sewer and water lines, and the construction of streets and sidewalks.

Financial assistance is available from the Federal and Provincial Governments in the following proportions: 75% Federal contribution, 15% Provincial and 10% is borne by the municipality.

Projects are initiated by an application from a municipality. The municipality's application is submitted in the form of a resolution requesting AHURC's approval to investigate and confirm the need. The investigation is made by AHURC.

Once a project is developed, the lots are sold by the Central Mortgage and Housing Corporation and the returns from (to page 7)

COUNTY NO. 1 HOSTS JUNE MEET

FALHER NEXT YEAR

The annual meeting of the Peace River Municipal Districts and Counties Association was held at Grande Prairie on Tuesday, June 27th with the County of Grande Prairie No. 1 acting as host municipality. In the absence of Fred White, Acting Chairman Bernard Liland, Grande Prairie County Reeve, opened proceedings at 11:00 a.m. and W. J. Elliott of Spirit River carried on in his capacity as permanent Secretary of the Association.

Attending the Conference were the Honourable Ira McLaughlin of Grande Prairie and M. L. A. Roy Ellis representing the constituency of Grouard. Also present from the Department of Municipal Affairs were Deputy Minister, A. W. Morrison, J. B. Laidlaw, Assessment Commissioner, W. D. Isbister, Assistant Chief Municipal Inspector, Allan Lymburner, Farm Land Assessment Supervisor, Gordon Pangman, Equipment Licensing Inspector and Local Improvement District Inspectors Harry Goy, Harold Gliddon and Alexander Robson. The Department of Agriculture was represented by O. G. Bratvold, Head of Field Crops and Earl Dean, Associate Chief Engineer of the Water Resources Division. Also in attendance from the Department of Highways were Emil Sanden, Chief Bridge Engineer and his assistant Glen Smith together with William Beattie, District Maintenance Engineer from Grande Prairie. Mr. W. Bearsto represented the Engineering firm of Bearsto, Stewart & Wier, which firm is in charge of the Wapiti Road Survey. The Alberta Association of Municipal Districts and Counties were represented by President Cliff Doan, Executive members Roger Parker and George Whitehead together with Association Secretary-Treasurer Mrs. M. Smith.

The morning session was taken up with the President's report, reading of the minutes of the previous meeting, presentation of the financial report and the appointment of a resolutions committee.

Discussion in the afternoon centered around numerous matters including amending legislation which was dealt with by Departmental officials. President Cliff Doan brought an interesting message from the parent Association while W. D. Isbister dealt briefly with anticipated changes to be made in the proposed Municipal Act scheduled for further study during the 1968 session of the Legislature.

The Conference concluded with an evening banquet at which County Schools' Superintendent, Mr. Henry Toews acted as guest speaker.

The 1968 Regional Conference will be held at Falher during the latter part of June with the Municipal District of Smoky River No. 130 acting as host municipality. (J. B. L.)



Six of the eight 1967-68 EXECUTIVE MEMBERS of the Municipal District Secretary-Treasurers Association: Front row (L to R) L. Saunders Director, of Ponoka; J. Skuba, President, of Smoky Lake; Guy Tomlinson, Past President of Castor; Back Row (L to R) T. Motel, Vice-President of High River; G. King, Secretary, of Three Hills and K. Phillips, Director of Pincher Creek. Remaining Directors are: S. Mulka of Two Hills and D. Merritt of Morrin.

EXECUTIVES FOR 1967-68

• URBAN SECRETARY-TREASURERS ASSOCIATION

Past President: W. Bell, Leduc
President: Warren Jones, Raymond
Vice-President: Jim Clark, Fort Saskatchewan

Zone Directors

District No. 1 - Eddie Gordon, Brooks
2 - Keith Bevans, Cardston
3 - Bernie Bawol, Lacombe
4 - John Lidsman, Oyen
5 - Garnet Burnstad, Ryley
6 - Bill Johannesen, Drayton Valley
7 - Trevor Collister, Peace River

Secretary-Treasurer: W. Bell, Leduc

• ALBERTA ASSOCIATION OF

MUNICIPAL DISTRICT SECRETARY-TREASURERS

Past President: G. Tomlinson, County of Paintearth
President: J. Skuba, County of Smoky Lake
Vice-President: T. Motel, M. D. of Foothills

Directors, South: K. Phillips, M. D. of Pincher Creek
D. Merritt, M. D. of Stnarland

Directors, North: L. Saunders, County of Ponoka
S. Mulka, County of Two Hills

Secretary-Treasurer: G. G. King, M. D. of Kneehill

FOX CREEK JOINS NEW TOWNS

The hamlet of Fox Creek was declared a New Town by Order-in-Council on July 19.

Fox Creek is located on Highway 43 about midway between Whitecourt and Valleyview near the height-of-land dividing the Peace and Athabasca watersheds.

Oil, gas and forestry activity in the area over the last several years has required increasing numbers of workmen to be in the settlement on a permanent basis. Population is now 200 and a Planning Branch survey indicates this will likely increase to 500-600 within a few years.

Local businessman Otto Ritter is chairman of the three-man Board of Administrators. Inspectors L. Gurel and E. Briscoe of the Department of Municipal Affairs, are members.



• FOR 1967 . . .

POPULATION FIGURES
AS ESTABLISHED UNDER THE
MUNICIPALITIES ASSISTANCE ACT

• CITIES

		POPULATION
Calgary	335,806	Medicine Hat 25,574
Camrose	8,362	Red Deer 26,173
Drumheller	3,574	Wetaskiwin 6,008
Edmonton	381,230	(Alberta portion of
Grande Prairie	11,417	Lloydminster) 4,180
Lethbridge	37,022	TOTAL 839,346

• TOWNS

Athabasca	1,672	Magrath	1,220
Barrhead	2,718	Manning	1,322
Bashaw	729	Mayerthorpe	961
Bassano	827	McLennan	1,104
Beaverlodge	1,083	Milk River	861
Black Diamond	858	Morinville	995
Blairmore	1,791	Mundare	564
Bonnyville	2,275	Nanton	940
Bow Island	1,160	Okotoks	922
Brooks	3,410	Olds	3,033
Calmar	600	Oyen	907
Canmore	1,445	Peace River	5,024
Cardston	2,721	Picture Butte	1,013
Carstairs	785	Pincher Creek	3,118
Castor	1,090	Ponoka	4,426
Claresholm	2,585	Provost	1,349
Coaldale	2,541	Rainbow Lake	Nil
Cold Lake	1,280	Raymond	1,950
Coleman	1,308	Redcliff	2,141
Coronation	972	Redwater	1,041
Daysland	627	Rimbey	1,502
Devon	1,283	Rocky Mountain House	2,713
Didsbury	1,686	Sedgewick	760
Drayton Valley	3,352	Slave Lake	1,716
Eckville	697	Smoky Lake	871
Edson	3,935	Spirit River	1,136
Elk Point	775	St. Albert	9,828
Fairview	1,884	Stavely	292
Falher	927	Stettler	3,988
Fort MacLeod	2,680	Stony Plain	1,464
Fort McMurray	3,387	St. Paul	3,655
Fort Saskatchewan	4,277	Strathmore	994
Gleichen	411	Sundre	805
Grand Centre	1,746	Swan Hills	1,521
Grande Cache	Nil	Sylvan Lake	1,332
Granum	307	Taber	4,561
Grimshaw	1,490	Three Hills	1,452
Hanna	2,633	Tofield	952
Hardisty	597	Trochu	755
High Level	1,551	Two Hills	1,156
High Prairie	2,430	Valleyview	1,827
High River	2,239	Vauxhall	930
Hinton	4,461	Vegreville	3,533
Innisfail	2,531	Vermilion	2,685
Irvine	209	Viking	1,160
Killam	899	Vulcan	1,612
Lac La Biche	1,608	Wainwright	3,867
Lacombe	3,035	Westlock	2,792
Leduc	3,029	Whitecourt	2,502
Lodgepole	207	TOTAL	181,995

• VILLAGES

Acme	316	Beiseker	404
Airdrie	800	Bellevue	1,174
Alberta Beach S.V.	143	Bentley	637
Alix	636	Berwyn	430
Alliance	291	Betula Beach S.V.	Nil
Amisk	138	Big Valley	378
Andrew	508	Bittern Lake	86
Argentia Beach S.V.	Nil	Blackfalds	729
Arrowwood	174	Blackie	148
Barons	244	Bon Accord	187
Bowlf	220	Bonnyville Beach S.V.	1

VILLAGES (cont'd)

Botha	123	Itaska Beach S.V.	1
Bowden	580	Kapasiwin S.V.	Nil
Boyle	466	Kinuso	376
Breton	447	Kitscoty	356
Bruderheim	290	Lakeview S.V.	2
Burdett	197	Lamont	835
Carbon	374	Lavoy	118
Carmangay	262	Legal	612
Caroline	294	Linden	210
Castle Island S.V.	Nil	Lomond	215
Cayley	133	Longview	174
Cereal	191	Lougheed	252
Champion	368	Ma-Me-O Beach S.V.	103
Chauvin	362	Mannville	683
Chinook	100	Marwayne	351
Chipman	189	Millet	426
Clive	249	Milo	128
Cluny	171	Minburn	123
Clyde	256	Mirror	433
Cochrane	819	Morrin	272
Consort	578	Munson	32
Coutts	427	Myrnam	460
Cowley	163	Nakamun Park S.V.	2
Craigmyle	98	Nampa	294
Cremona	179	New Norway	220
Crossfield	582	New Sarepta	169
Crystal Springs S.V.	13	Nobleford	381
Czar	198	Norglenwold S.V.	23
Delburne	391	Onoway	378
Delia	286	Paradise Valley	174
Derwent	261	Penhold	356
Dewberry	198	Plamondon	195
Donald	263	Point Alison S.V.	7
Donnelly	249	Poplar Bay S.V.	Nil
Duchess	198	Radway	158
Eaglesham	242	Rochon Sands S.V.	2
Edberg	167	Rockyford	285
Edgerton	345	Rosalind	214
Edmonton Beach S.V.	41	Rosemary	17
Elnora	186	Ross Haven S.V.	207
Empress	360	Rumsey	119
Entwistle	345	Rycroft	577
Evansburg	443	Ryley	438
Ferintosh	171	Sandy Beach S.V.	20
Foremost	554	Sangudo	305
Forestburg	646	Seba Beach S.V.	155
Fort Assiniboine	171	Sexsmith	491
Frank	178	Silver Beach S.V.	31
Gadsby	84	Spruce Grove	640
Galahad	174	Standard	265
Ghost Lake S.V.	Nil	Stirling	390
Gibbons	230	Strome	239
Girouxville	305	Sunset Point S.V.	18
Glendon	350	Thorhill	420
Glenwood	194	Thorsby	600
Golden Days S.V.	6	Tilley	254
Grandview S.V.	Nil	Torrington	130
Grassy Lake	209	Turner Valley	651
Gull Lake S.V.	48	Val Quentin S.V.	8
Hairy Hill	136	Veteran	264
Halkirk	177	Vilna	344
Hay Lakes	178	Wanham	235
Heisler	214	Warburg	395
Hill Spring	190	Warner	446
Hines Creek	460	Warspite	119
Holden	503	Waskatenau	283
Hughenden	274	Wembley	298
Hussar	214	West Cove S.V.	6
Hythe	445	Wildwood	403
Innisfree	303	Willington	419
Irma	414	Yellowstone S.V.	3
Irricana	104	Youngstown	357
Island Lake S.V.	9	TOTAL	45,236

• COUNTIES

Grande Prairie #1	8,697	Thorhill #7	4,324
Vulcan #2	4,330	Forty Mile #8	4,104
Ponoka #3	8,392	Beaver #9	6,009
Newell #4	5,898	Wetaskiwin #10	8,435
Warner #5	4,386	Barrhead #11	5,467
Stettler #6	5,640	Athabasca #12	6,147

COUNTIES (cont'd)	POPULATION		
Wheatland #16	5,062	Camrose #22	8,285
Mountain View #17	8,656	Red Deer #23	12,943
Paintearth #18	3,227	Vermilion River #24	7,910
St. Paul #19	6,710	Leduc #25	10,294
Strathcona #20	16,185	Lethbridge #26	9,506
Two Hills #21	5,528	Minburn #27	5,591
Smoky Lake #13	4,028	Lac Ste. Anne #28	6,687
Lacombe #14	8,367	TOTAL	190,808

• MUNICIPAL DISTRICTS

Cardston #6	4,259	Flagstaff #62	5,977
Pincher Creek #9	2,739	Lamont #82	5,872
Taber #14	6,871	Stony Plain #84	8,846
Willow Creek #26	4,317	Bonnyville #87	10,979
Foothills #31	6,455	Sturgeon #90	15,926
Acadia #34	896	Westlock #92	7,378
Rocky View #44	8,522	Smoky River #130	3,984
Starland #47	2,535	Spirit River #133	1,243
Kneehill #48	6,290	Peace #135	1,640
Provost #52	2,944	Fairview #136	1,745
Wainwright #61	4,454	TOTAL	113,872

• IMPROVEMENT DISTRICTS

I.D. #8	266	I.D. #108	629
I.D. #10	1,664	I.D. #109	1,457
I.D. #11	3,792	I.D. #110	472
I.D. #22	472	I.D. #111	365
I.D. #24	645	I.D. #121	309
I.D. #27	132	I.D. #122	424
I.D. #33	32	I.D. #123	86
I.D. #42	3,403	I.D. #124	2,732
I.D. #46	1,651	I.D. #125	3,101
I.D. #50	45	I.D. #126	2,726
I.D. #51	3,572	I.D. #128	1,100
I.D. #58	522	I.D. #129	712
I.D. #65	5,612	I.D. #131	2,079
I.D. #68	108	I.D. #132	2,595
I.D. #69	179	I.D. #134	2,792
I.D. #77	2,022	I.D. #138	3,203
I.D. #78	3,623	I.D. #139	3,379
I.D. #79	490	I.D. #143	1,792
I.D. #80	2,829	I.D. #144	84
I.D. #85	347	I.D. #145	8
I.D. #95	3,202	I.D. #146	852
I.D. #96	560	I.D. #147	3,826
I.D. #97	63	I.D. #148	63
I.D. #101	1,825	I.D. #149	129
I.D. #102	4,926	I.D. #150	231
I.D. #107	1,565	TOTAL	78,693

• SPECIAL AREAS	7,974	GRAND TOTAL	1,457,924
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SUMMARY of 1967 TOTALS

(As Established Under The Municipalities Assistance Act)

10 Cities (Including Alberta portion of Lloydminster) . . .	839,346
99 Towns (Not including Banff, Jasper or Waterton) . . .	181,995
167 Villages (Including 29 Summer Villages)	45,236
Total Urban (73.15%)	1,066,577
27 Counties	190,808
21 Municipal Districts	113,872
51 Improvement Districts	78,693
2 Special Areas	7,974
Total Rural (26.85%)	391,347
Total Urban & Rural (Excl. Native Indian Reserves) . .	1,457,924

ALBERTA HOUSING ACT

(From Page 5)

the sale are distributed to the partners in the same proportion as their initial contribution.

The Act permits a municipality to borrow its share of the costs of either a public housing or land assembly project.

Urban Renewal

Regarding urban renewal, the significant relevance between housing and urban renewal is that the urban renewal process usually

requires the provision of housing when residential areas are affected thus causing an additional load on the market.

Our experience in investigating and implementing previous housing programmes has pointed out a need for housing accommodation throughout the entire Province, with a particularly drastic need in the smaller communities. I'm referring to municipalities of below 6,000 to 8,000 people. We have found that in these towns and villages, firstly, loans are harder to obtain and if they can be obtained, they require a larger down payment. Secondly, developers are favouring larger municipalities where the market is greater and mortgage monies more readily available. This information is not new to any one of you. These conditions have resulted in greater demands for public housing even though public housing is certainly not the answer to the problem.

Some Limitations

There are also limitations to producing public housing under the partnership basis with the 75-15-10% cost split, which you should also be aware of. These are primarily relevant in smaller municipalities again.

• **Size:** The first is that you need a minimum sized project of approximately fifteen to twenty units before it can be economically administered. As you remember, I mentioned that a housing authority administers such a project under this method. They, in turn, have to engage a person to manage it. All these costs are part of the project and dependent on the total number of units so that the more you develop, the more economical it becomes.

Where the demand is below this number, the approach to be taken is the 90% loan method. The project could then be administered by the municipality, and would eliminate the heavy costs of administration. Even though the subsidy to the municipality is greater, theoretically, in practice, it is not as great and the municipality would end up owning the project.

• **Rentals:** Another limitation we found to the programme is in the utilization of the present rental scale as it does not take into consideration the number of children in a family. For example, in a survey that we completed in a northern community, we found that a person was earning \$350.00 a month and there were seven children in the family. He was presently paying \$40.00 a month rent for his accommodation. Granted, it was very substantial, but according to our rental scale he would be required to pay \$102.00. This would, however, include the utilities, with a stove and fridge. But to this family, the added cost would make renting this accommodation prohibitive. The Provincial Government is considering a new scale because of these factors.

As you can thus see, the programme has some drawbacks, but I still think it has an important role to play, especially when we find that in 1961, 68% of the labour force in Alberta earned below \$334.00 a month.

In smaller municipalities where the problem has specific characteristics, pride of ownership creates the best environment for housing, both from an economic and social aspect. This approach, however, cannot be applied as readily in larger municipalities where, because of the economic factor where the costs of land is so high, a much greater density is required thereby necessitating the provision of accommodation on a rental basis.

• **Construction and Mortgaging Costs:** In reviewing construction and mortgaging costs, we have found that a three-bedroom home costs in the vicinity of \$16,000.00. The maximum mortgage available under the National Housing Act would amount to \$14,450.00. The maximum mortgage available under the National Housing Act would amount to \$14,450.00. This amount representing the lending value is calculated by the Central Mortgage and Housing Corporation on the following basis:

95% of the first \$13,000.00 and 70% of the balance, to a maximum of \$18,000.00.

To amortize the loan over a period of twenty-five years a monthly payment of \$130.00 for interest, principal and tax would be required. To qualify for this loan, you would have to earn in the vicinity of \$6,000.00 a year.

It can be concluded from the foregoing that ---

(a) There exists a band of wage earners between \$4,300.00 and \$6,000.00 per year who cannot obtain assistance from any available programme, and

(b) The present conventional methods of producing housing and providing mortgages should be very closely examined in an endeavor to produce a lower cost of home which would be made available on a purchase basis.

Our office is presently studying these matters and we will be preparing a further report for presentation to our Board of Directors in the near future. •

BANFF COURSES
(From Page 1)

from the Extension Department, University of Alberta.
Over 80 Questions on Bill 50:

Main interest at the Course centred on the discussions relating to Bill 50, the proposed Act respecting Municipal Government. Mr. Stan Ross explained much of the controversial portions of the proposed Bill on Thursday afternoon. Over 80 questions dealing with interpretation and workings of sections of the Bill were then posed by a six-man panel of experienced secretary-treasurers. Mr. S. Ross and Mr. W. D. Isbister answered the questions with illustrations and examples.

A further time of two hours was spent in discussion of Bill 50 on Saturday morning with Mr. Morrison as moderator and Messrs. Ramsay, Isbister, Brownlee and Skuba on the panel.



A.W. Morrison, Deputy Minister;
A. Carl Muller, MLA for Pembina
and Secretary-Treasurer for M.D.
of Westlock No. 92; W.R. Weber,
Secretary-Treasurer, County of
Grande Prairie No. 1.



Joe Mulloy of Department
of Extension, University of
Alberta, - organizer of the
Course, packs it up at noon
on Saturday.



Gordon G. King, Secretary-Trea-
surer, M.D. of Kneehill No. 48 and
Miss Eve Bergman of Calgary, Re-
cording Secretary for all plenary
sessions at the Refresher Course.



W.D. (Bill) Isbister, As-
sistant Chief Municipal
Inspector and Co-ordin-
ator of New Towns, an-
swers questions dealing
with specific sections of
Bill 50.

Heavy Flow of Questions on New Highway Traffic Act:

One of the liveliest question periods followed speaker G.S. Syska of the Department of Highways. Mr. Syska described the new 1967 Highway Traffic Act.

The Honourable R. C. Clark, Minister of Youth gave an account of plans in his Department. For Municipal Affairs, Mr. A. W. Morrison, Deputy Minister and other officials of his Department, reviewed new municipal legislation in the fields of housing, land loans, planning, assessment taxation, tax recovery and the Homeowners Tax Discount. Other speakers and their subjects included B.R. Orysiuk on the Alberta Housing and Urban Renewal Corporation, A.W. Brownlee, Q.C., on cases recently before the Courts and V. Wiebe on municipal payroll problems.

Program for the delegate's ladies included a tea party at the Cascade Hotel and coffee each day in the Solarium at the School's main building.

ASSESSMENT BRANCH
(From Page 1)

Branch assessment offices increased in number from five to eleven.
Field Service Branch Formerly Responsible for Assessments in I.D.'s

Staff members of what is now known as the Field Service Branch have for many years been responsible for a large number of the administrative duties as well as assessments in Alberta's Improvement Districts. Their administrative duties include the levying and collection of taxes, inspections and valuations of land for the Tax Recovery Branch, the Public Trustee and the Succession Duties Branch. The same men also serve on Agricultural Service Boards, Health Unit Boards and District Planning Commissions and until now, in addition to all of the above duties, they have been meeting assessment requirements for their Improvement Districts.

Field Service Branch is conducted primarily from the head office in Edmonton, supported by 12 district offices located at strategic points throughout the province.

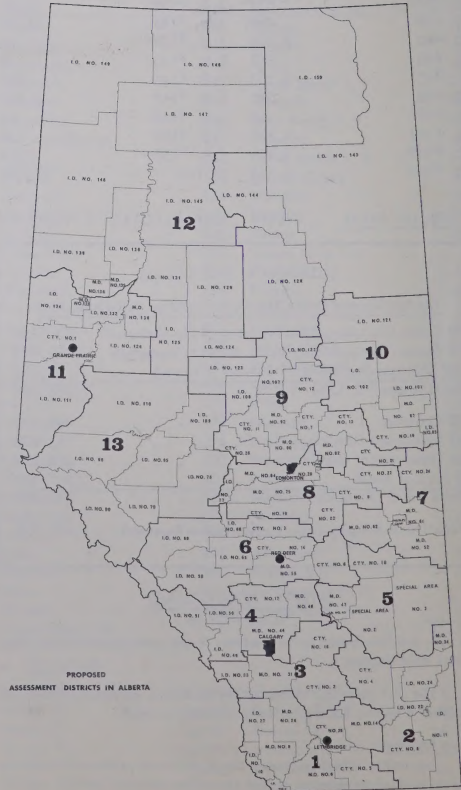
Thirteen Assessment Districts


The combined amalgamation and decentralization program envisages six additional field offices for the Assessment Branch. Thirteen newly defined Assessment Districts (see map) will each have a Field Assessment Office providing a pool of qualified assessors able to undertake all assessment requisitions from the municipalities including Improvement Districts in the Assessment District. To the existing field offices located at Lethbridge, Calgary, Red Deer, Edmonton and Grande Prairie will be new offices in centres to be selected in Assessment Districts numbered 2, 5, 7, 10, 12 and 13. The field offices in Calgary and Edmonton will each serve two districts (see map).

To Be Completed in 1968

It is expected implementation of the entire new program will be on a graduated basis depending on availability of office space, work loads, etc. and with as little disruption or dislocation of existing staff as possible. All the new offices will thus not likely be in full operation until sometime in 1968. First of the new offices, Medicine Hat, is likely to be opened in the near future.

Mayor Sloan of Stettler reports receiving a letter from Hans Stettler, a young Swiss, working in the Swiss pavilion at Expo. Hans wrote that he is related to Carl Stettler, after whom Stettler was named. He would like to find a job in Stettler or vicinity.





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